

# CITY OF SALEM VACANT COMMERCIAL-INDUSTRIAL LOTS THROUGH 2016

Map No.	Address	Zoned	Land Size	Land Size	Sale Year	Sale	Sale	Price	Price	Remarks
			Sq Feet	Acre		Date	Price	Per SFT	Per Acre	
198-1-7	1031 Florida St	HBD	11,238	0.258	2016	4/4/2016	\$ 50,000	\$4.45	\$193,798	Flat vacant lot in industrial area.
138-1-7	1961 W Main St	HBD	19,384	0.445	2016	5/5/2016	\$ 305,000	\$15.73	\$685,393	Small dated one story retail building historically used at tattoo shop located near walmart on main street, will likely be torn down to make room for a waffle house
186-7-5	1000 Indiana St	HBD	30,000	0.688	2016	2/12/2016	\$ 104,000	\$3.47	\$151,163	Flat lot acrsos from former valleydale facility. Surrounded by industrial property's and located entirely in the 100 and 500 year flood plain areas.
165-4-1	1700 Mill Ln	LM	30,623	0.703	2015	12/22/2015	\$ 200,000	\$6.53	\$284,495	Convenience Store with minimal gas pumps located off the main commercial corridor, inventory included
165-1-3	138 Mill Ln	BCD	49,223	1.13	2015	11/20/2015	\$ 24,000	\$0.49	\$21,239	Excess land for 1400 Mill Race (165-1-1.1) located in the floodway, historically used as garden
138-2-4	1968 W Main St	HBD	107,767	2.474		11/2/2015	\$ 500,000	\$4.64	\$202,102	Former Brown mobile home park on W Main St, flat lot, owner purchased for speculation
138-2-5	1900 Blk W Main St	HBD								
258-3-9	1705 Electric Rd	RSF	32,322	0.742	2015	10/19/2015	\$ 339,900	\$10.52	\$458,086	Purchased by contiguous land owner, formally part of 258-3-7 c/w 258-3-9. Owner is adding fill to site and plans on rezoning to a commercial district allowing for mixed use development of office, restaurant, hotel etc.
148-1-5	125 Knotbreak Rd	BCD	218,310	5.0117	2015	10/2/2015	\$ 1,500,000	\$6.87	\$299,300	proposed Health Rehab facility, BCD-Business Commercial District zoning with provisions to allow rehab/medical clinic/facility. Tenant bought out 20 year land lease
165-1-1.1	1400 Mill Race Dr	BCD	59,416	1.36	2015	9/11/2015	\$ 175,000	\$2.95	\$128,676	Last remaining lot in a business park. Level, zoned BCD
138-1-8	1951 W Main St	HBD	58,153	1.34	2015	7/17/2015	\$ 680,000	\$11.69	\$507,463	Muti-parcel Sale (3 parcels) - 2 parcels with W Main frontage in front of contiguous parcels alos purchased by Carilion, other partially used for parking for 1955 W Main St. Ingress/Egress for other property's purchased by Carilion across two of the lots, additional access is through Walmart parking lot. Flat lots.
138-1-8.1	1953 W Main St	HBD								
138-1-9	1949 W Main St	HBD								
145-10-10	429 S Market St	HBD	17,555	0.403	2014	9/25/2014	\$ 15,600	\$0.89	\$38,710	Mostly Flat lot that tapers off to creek in rear. Was RSF changed to HBD zoning in early 2014, on fringe or rec and commercial area. aMay be used for additional adjoining mini-storage also owned by purchaser
139-5-7	41 Hurt Ln	HBD	182,211	4.183	2014	12/5/2014	\$ 250,000	\$1.37	\$59,766	Flat lot, partially paved, adjoins railroad tracks, fenced, future site of Pine Ridge Landscaping.
127-4-1.2	170 Turner Rd	HBD	43,516	0.999	2014	11/24/2014	\$ 124,000	\$2.85	\$124,124	Flat lot, just off west main street corridor behind and across from walmart
4-1-3	100 Sheraton Dr	TBD	138,085	3.17	2014	8/28/2014	\$ 310,000	\$2.24	\$97,792	Future site of proposed hotel and small restaurant, surrounded by hotels at exit 141. Slopping site in rear, will require retaining walls on both sides
198-2-10	5514 9th St	HM	15,000	0.344	2014	1/2/2014	\$ 65,000	\$4.33	\$188,953	Lot historically used as junk yard. Located in Flood Plain
4-1-3	100 Blk Sheraton Dr	TBD	137,955	3.167	2013	5/1/2013	\$ 345,000	\$2.50	\$108,936	Proposed Hotel and Restaurant Site. Sale confirmed on CoStar-however still unrecorded as of 04/22/2014
72-3-3	600 Blk Harrison Ave	LM	18,033	0.414	2013	5/31/2013	\$ 34,000	\$1.89	\$82,126	small light manufacturing zoned parcel adjoining VDOT, more than likely to be rezoned and used for single family
174-1-4	2839 W Main St	HBD	38,833	0.8915	2013	5/1/2013	\$ 268,000	\$6.90	\$300,617	very small bldg was present at time of sale (since demolished), open BP for Dollar Store
180-5-6	1255 Southside Drive	HM	177,289	4.07	2012	7/17/2012	\$225,000	\$1.27	\$55,283	Land partially located in floodway.
124-10-4	800 Block W. Main Street	HBD	38,640	0.887	2011	9/2/2011	\$1,200,000	\$31.06	\$1,352,875	Formerly Credit Union - Bldg torn down. Will be H'town bank (in front of Lowe's)
174-1-6.2	2821 West Main Street	HBD	42,120	0.967	2011	1/20/2011	\$213,000	\$5.06	\$220,269	Good commercial building site
175-1-6	2500 West Main Street	HBD	52,098	1.196	2010	8/27/2010	\$162,500	\$3.12	\$135,870	Irregular Shaped Lot/ West of Wildwood Road
139-4-2.1	48 Hurt Lane	LM	28,096	0.6450	2010	5/14/2010	\$100,000	\$3.56	\$155,039	Site of West Main/ Lot perimeter is fenced.
094-1-4	501 Wildwood Road	HBD	118,919	2.7300	2009	11/25/2009	\$300,000	\$2.52	\$109,890	Former site of Service Station/ Some Flood Issues
139-5-(2,3,7)	1830-1956 West Main St	HBD	348,393	7.9980	2009	9/18/2009	\$3,700,000	\$10.62	\$462,616	Presumes Little or No Value in Blg although still in Use
161-3-6	101 West 4th Street	HM	33,149	0.761	2008	12/4/2008	\$385,000	\$11.61	\$505,913	Corner Site 4th and Union/ to be Eye Dr Office
140-1-6	1436 West Main St	HBD	27,600	0.6336	2008	9/16/2008	\$535,000	\$19.38	\$844,381	High Traffic Area Site or Member 1 Credit Union
168-2-2	2218 West Main Street	LM	174,588	4.008	2008	8/15/2008	\$320,000	\$1.83	\$79,840	Presumes Little or No Value in Blg although still in Use

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210-1-2	2936 West Main Street	HBD	17,611	0.4043	2008	8/15/2008	\$135,000	\$7.67	\$333,910	Presumes Little or No Value in Blg although still in Use
142-1-1.1	West Main at 4th Street	HBD	567,543	13.0290	2008	8/8/2008	\$7,000,000	\$12.33	\$537,263	Site for LOWE'S/ High Traffic Good Site
122-5-4	104 West Main Street	DBD	37,880	0.8696	2008	8/6/2008	\$1,250,000	\$33.00	\$1,437,443	Downtown Lots/ VA Credit Union to build/ HIGH SALE
184-1-2	24 Broome Street	HM	17,276	0.3966	2008	6/5/2008	\$125,000	\$7.24	\$315,179	Presumes Little or No Value in Blg although still in Use
051-3-2.1	533 Branch Drive	LM	32,670	0.7500	2008	5/22/2008	\$75,000	\$2.30	\$100,000	Industrial Lot/ Flood Plain
139-4-6&7	1630 West Main St	HBD	142,354	3.2680	2008	5/22/2008	\$965,000	\$6.78	\$295,288	Presumes Little or No Value in Blg although still in Use
139-4-5.1	1618 West Main St	HBD	62,639	1.4380	2008	3/17/2008	\$260,000	\$4.15	\$180,807	Site for DDS Office/ Lot has SMALL FRONTAGE on MAIN
143-1-11-13	4th Street at Wilson	HBD	30,405	0.698	2008	1/3/2008	\$150,000	\$4.93	\$214,900	3 Contiguous Lots/ Slightly Low for area
165-4-7	1361 Southside Drive	LM	56,236	1.291	2007	11/26/2007	\$100,000	\$1.78	\$77,459	Light Industrial/Commerce Area
229-3-1	1355 West Main Street	HM	402,669	9.244	2007	10/9/2007	\$146,000	\$0.36	\$15,794	FLOODWAY LAND/ Used as Golf Driving Range
155-3-1	71 St John Road	HM	35,837	0.8227	2007	9/11/2007	\$179,200	\$5.00	\$217,819	Light Industrial/Commerce Area
051-3-10&11	1400 Blk Lakeside Cr	LM	40,624	0.9326	2007	6/27/2007	\$80,000	\$1.97	\$85,782	2 small industrial lots/ Flood Plain
126-3-15	1419 West Main Street	HBD	41,208	0.9460	2007	2/1/2007	\$950,000	\$23.05	\$1,004,228	Corner Lot/High Traffic/ Site for Strip Shop Center
115-1-8&8.2	1643 Lynchburg Tpke	HBD	23,522	0.5400	2007	1/22/2007	\$100,000	\$4.25	\$185,185	Commercial Lot/Hilly/ House of little value
129-3-13	100 Wildwood Road	HBD	71,003	1.6300	2006	6/15/2006	\$875,000	\$12.32	\$536,810	Site for Motel Nice Flat Lot near I81 Interchange